

## **SOUTH PARK II BUSINESS IMPROVEMENT DISTRICT**

*Being Established Under California Streets and Highways Code Section 36600 et seq.  
Property and Business Improvement District Act of 1994*

## **DISTRICT ASSESSMENT ENGINEER'S REPORT**

### **ATTACHMENT A**

*Prepared by  
Edward V. Henning  
California Registered Professional Engineer # 26549  
Edward Henning & Associates*

*May 6, 2015*

**V 1.4**

## SOUTH PARK II BID – ENGINEER’S REPORT

### **DISTRICT ASSESSMENT ENGINEER’S REPORT**

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed South Park II Business Improvement District ("SP II BID") being established for a two (2) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

*Prepared by Edward V. Henning, California Registered Professional Engineer # 26549*



A handwritten signature in blue ink that reads "Edward V. Henning".

RPE #26549 May 6, 2015

Date

*(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)*

#### **Introduction**

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIIIID of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied within the proposed SP II BID in the City of Los Angeles, California being established for a two (2) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed SP II BID. It is noted that whole numbers shown in this Report may have been rounded up or down for simplicity.

*For the purposes of this Report, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.*

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### **Background**

The SP II BID is a property-based benefit assessment type district being established for a two (2) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“BID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from BID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from BID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

### **Supplemental Proposition 218 Procedures and Requirements**

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the SP II BID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIIIID of the California Constitution.

Since Prop 218 provisions will affect all subsequent calculations to be made in the final assessment formula for the SP II BID, Prop 218 requirements will be taken into account. The key provisions of Prop 218 along with a description of how the SP II BID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

**Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”**

There are 166 parcels within the proposed SP II BID, of which, 163 are “identified” by this Assessment Engineer as assessable parcels that will derive special benefit from the proposed District programs and activities. The benefits are special and unique only to the identified parcels within the District because programs and services (i.e. clean and safe; administration and management; and, marketing and district identity) will only be provided directly for the benefit of the identified parcels. These identified benefiting parcels are located within the BID perimeter boundary which is shown on the Boundary Map attached as Appendix 2 to this Report and are listed in Appendix 1 to this Report - identified by assessor parcel number and common site address. Any future development and/or land subdivisions will adhere to the assessment rate structures described herein. There is one benefit zone within the proposed District.

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### **Setting**

The proposed SP II BID is located in the southwest section of Downtown Los Angeles, an expansive metropolitan area bounded by the 10, 110, 101 Freeways and the Los Angeles River. The proposed SP II BID is bounded on three sides by other BIDs and the Santa Monica (10) Freeway on the south. The SP II BID generally includes all properties along the Olive Street, Hill Street and Broadway corridors between Olympic Boulevard on the north and 17<sup>th</sup> Street/Santa Monica (10) Freeway on the south. The property parcel types within the boundaries of the proposed BID which will receive special benefits from BID funded programs and services are currently a mix of general commercial, retail, office, commercial parking, industrial, government and a few mixed-use buildings with apartments. It is noted that there are future residential condominium developments proposed within the SP II BID.

State PBID Law (Section 36632 Streets and Highways Code) states: Properties zoned solely for residential use.....are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessments pursuant to this part. It is noted that no parcels within the proposed SP II BID are zoned solely residential, but are a combination of various commercial and future mixed use zoning that requires a nominal amount of commercial space within any future development.

In the opinion of this Engineer with over 30 years of professional assessment engineering experience and based on the nature of the programs and services to be funded and provided by the SP II BID (over 90% allocated to "clean and safe and related administration"), mixed-use parcel types with residential apartments that are located within the SP II BID will receive proportionate special benefits from direct and tangible BID services. Any future mixed use developments within the proposed SP II BID shall receive special benefit services and be assessed according to the assessment methodology contained and discussed later in this Engineer’s Report. Each assessed parcel within the SP II BID will proportionately benefit from the BID funded programs and services (i.e. clean and safe; administration and management; and, marketing and district identity). These programs and services improve commerce, employment and livability for patrons, visitors, employees and residents within the SP II BID by reducing crime, litter and debris, all considered detractions to commerce, occupancy rates, livability and investment return if not contained and properly managed.

(See Quantitative Benefit Analysis section starting on page 8 of this Report for a detailed discussion of special benefits to be conveyed for the various parcel type categories).

### **Boundary Justification**

The proposed District is bounded by four existing Business Improvement Districts (BIDs) and the Santa Monica (10) Freeway. State PBID Law (Streets and Highways Code Section 36622) declares that: "The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part." To the west, the proposed District is bounded by the South Park BID. To the north, the proposed District is bounded by the Downtown Center BID and the Historic Downtown BID. To the east, the proposed District is bounded by the Fashion District BID. To the south, the proposed District is bounded by the 10 Freeway, which both visually and physically separates the proposed District from the neighborhood located south of the 10 Freeway. All

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parcels excluded from the proposed District either lie within an existing BID, or lie south of the 10 Freeway.

The proposed South Park II BID generally includes all properties along the Olive Street, Hill Street and Broadway corridors between Olympic Boulevard on the north and 17<sup>th</sup> Street/Santa Monica (10) Freeway on the south. It is noted that the proposed SP II BID boundaries and the general grid street system within, lie at an angle of approximately 30 degrees to the northeast. For simplicity in describing the boundaries herein, the terms of north, east, south and west are used instead of northeast, southeast southwest and northwest. Due to geographic and legal (PBID Law) limitations, the actual SP II BID boundaries within the broadly defined limits described above are irregular in places. These limitations are explained below:

### **Northern Boundary**

The northern boundary of the proposed SP II BID coincides with the centerline of Olympic Boulevard and extends from just east of Grand Street to just east of Hill Street. This northern boundary of the proposed SP II BID is also the southern boundary of two existing property and business improvement districts – the Downtown Center BID and the Historic Core BID. State PBID Law (Streets and Highways Code Section 36622) declares that: “The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part”. Thus, any parcels located within the Downtown Center BID and the Historic Core BID are not included in the proposed SP II BID.

### **Eastern Boundary**

The eastern boundary of the proposed SP II BID is irregular and generally lies just east of Hill Street and Broadway and extends from Olympic Boulevard on the north to 17<sup>th</sup> Street on the south. This eastern boundary of the proposed SP II BID is also the western boundary of an existing property and business improvement districts – the Fashion District BID. State PBID Law (Streets and Highways Code Section 36622) declares that: “The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part”. Thus, any parcels located within the Fashion District BID are not included in the proposed SP II BID.

### **Southern Boundary**

The southern boundary of the proposed SP II BID coincides with the centerline of 17<sup>th</sup> Street and extends 2 ½ blocks from just east of Broadway to the centerline of Olive Street. The entire area to the south of the southern boundary of the proposed SP II BID is part of the Santa Monica Freeway (#10) right of way extending beneath the elevated roadway and is owned by the State of California. The State of California uses much of this area for State roadway related purposes and leases out sporadic portions for public and private parking. The State of California operates and provides full on-site and perimeter clean and safe services for all State owned rights of way identical to those services to be provided by the SP II BID. It is the opinion of this Engineer that this State owned land would receive no special benefits from duplicate clean and safe BID funded services. As such, the SP II BID will provide no BID funded services and programs that would specially benefit these State rights of way and the thus, none of this area is included within the proposed SP II BID boundary.

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### Western Boundary

The western boundary of the proposed SP II BID is irregular and generally lies along and just west of the centerline of Olive Street and extends from 17<sup>th</sup> Street on the south to Olympic Boulevard on the north. This western boundary of the proposed SP II BID is also the eastern boundary of an existing property and business improvement districts – the South Park BID. State PBID Law (Streets and Highways Code Section 36622) declares that: “The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part”. Thus, any parcels located within the South Park BID are not included in the proposed SP II BID.

### Boundary Legal Description:

The boundary of the proposed South Park II Business Improvement District and parcels within it are shown on the map of the SP II BID attached as Appendix 2 to this Report. The exterior perimeter boundaries are more specifically described as follows:

### Northern Boundary

True Point of Beginning: Beginning at the northwest corner of the SP II BID, at the intersection of the centerline of Olympic Boulevard and the northerly prolongation of the western property line of APN 5139-009-013; thence east from this point along said centerline of Olympic Boulevard to the intersection with the northerly prolongation of the centerline of that alley lying east of and parallel to, Hill Street.

### Eastern Boundary

Beginning at the northeast corner of the SP II BID, a point along the centerline of Olympic Boulevard at the intersection with the northerly prolongation of the centerline of that alley lying east of and parallel to Hill Street; thence south along said alley centerline to the centerline of 11<sup>th</sup> Street; thence east along said centerline of 11<sup>th</sup> Street to the northerly prolongation of the centerline of that alley lying east of, and parallel to, Broadway; thence south along said alley centerline to the centerline of 12th Street; thence east along said centerline of 12<sup>th</sup> Street to the centerline of Main Street; thence south along said centerline of Main Street to the easterly prolongation of the south property line of APN 5139-026-011; thence west along said south property line of said APN 5139-026-011 to the eastern property line of APN 5139-026-004; thence south along said eastern property line of said APN 5139-026-004, continuing along the eastern property line of APN 5139-026-007 to the centerline of Pico Boulevard; thence west along said centerline of Pico Boulevard to the northerly prolongation of the centerline of that alley lying east of, and parallel to Broadway; thence south along said alley centerline to the northern property line of APN 5133-010-008; thence east along said northern property line of said APN 5133-010-008 to the eastern property line of said APN 5133-010-008; thence south along said eastern property line of said APN 5133-010-008 to the southern property line of 5133-010-008 and west along said southern property line of said APN 5133-010-008 to the eastern property line of APN 5133-010-014; thence south along said eastern property line of said APN 5133-010-014 to the centerline of 14<sup>th</sup> Place; thence west along said centerline of 14<sup>th</sup> Place to the northerly prolongation of the eastern property line of

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APN 5133-009-002; thence south along said eastern property line of said APN 5133-009-002 to the southern property line of said APN 5133-009-002; thence west along said southern property line of said APN 5133-009-002 to the centerline of that alley lying east of, and parallel to Broadway; thence south along said alley centerline to the centerline of 14<sup>th</sup> Street; thence east along said centerline of 14<sup>th</sup> Street to the northerly prolongation of the eastern property line of APN 5133-008-005; thence south along said eastern property line of APN 5133-008-005 and APN 5133-008-008; continuing across 15<sup>th</sup> Street and south along eastern property line of APN 5133-007-008 and APN 5133-007-006, continuing across Venice Boulevard and south along the eastern property line of APN 5133-006-006 and APN 5133-006-005 to the centerline of 17<sup>th</sup> Street.

### **Southern Boundary**

Beginning at the southeast corner of the SP II BID, the intersection of the centerline of 17<sup>th</sup> Street and the southerly prolongation of the east property line of APN 5133-006-005; thence west along said centerline of 17<sup>th</sup> Street to the centerline of Olive Street.

### **Western Boundary**

Beginning at the southwest corner of the SP II BID, the intersection of the centerlines of 17<sup>th</sup> Street and Olive Street; thence north from this point along said centerline of Olive Street to the centerline of Venice Boulevard, thence east along said centerline of Venice Boulevard to the centerline of Hill Street; thence north along said centerline of Hill Street to the centerline of 15<sup>th</sup> Street; thence west along said centerline of 15<sup>th</sup> Street to the centerline of Olive Street; thence north along said centerline of Olive Street to the centerline of 14<sup>th</sup> Street; thence west along said centerline of 14<sup>th</sup> Street to the centerline of Margo Street; thence north along said centerline of Margo Street to the centerline of Pico Boulevard; thence west along said centerline of Pico Boulevard to the southerly prolongation of the centerline of that alley lying west of and parallel to Olive Street; thence north along said alley centerline continuing across 12<sup>th</sup> Street and 11<sup>th</sup> Street to the easterly prolongation of the southern property line of APN 5139-009-011; thence west along said southern property line of said APN 5139-009-011 and APN 5139-009-013 to the western property line of said APN 5139-009-013; thence north along said western property line of said APN 5139-009-013 to the centerline of Olympic Boulevard, the True Point of Beginning.

There is one benefit zone within the proposed District.

All identified parcels within the above-mentioned boundaries shall be assessed to fund special benefit programs, services and improvements as outlined in this Report as well as the Management District Plan. Services, programs and improvements will only be provided to the assessed parcels inside the District boundaries and none will be provided outside of the District boundaries. Each assessed parcel within the SP II BID will proportionately benefit from the BID funded supplemental clean and safe; administration and management; and, marketing and district identity programs and services. These programs and services ensure that all identified parcels are clean, safe and attractive, which contributes to improved commerce, employment and livability for patrons, visitors, employees and residents who frequent the identified assessed parcels within the SP II BID by reducing crime, litter and debris, all considered detractions if not contained and

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properly managed. All BID funded services and improvements are considered supplemental above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the SP II BID. “Special benefit” is defined in “Finding 2” of this Engineer’s Report.

**Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “**

### **QUANTITATIVE BENEFIT ANALYSIS**

As stipulated by Proposition 218, assessment District programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.

The property parcel types within the boundaries of the BID that will receive special benefits from BID funded programs and services are currently a mix of general commercial, retail, office, commercial parking, industrial, government, and a few mixed-use parcels with apartment units. Services, programs and improvements provided and funded by the BID are primarily designed to provide special benefits as described below to identified assessed parcels and the array of parcel types within the boundaries of the District.

The proposed BID programs, improvements and services are as follows (see pages 13-17 for more detailed descriptions of proposed SP II BID programs and services and how each broad parcel type specially benefits):

#### **Year 1 – 2016 District Special Benefit Cost Allocations (Assessment Revenue Only)**

Program/Service	YR 1 Budget Allocation	% of Total
Clean & Safe	\$295,190	66%
Administration & Management	\$111,815	25%
Marketing & District Identity	\$40,253	9%
<b>TOTAL</b>	<b>\$447,258</b>	<b>100%</b>

It is noted that over 90% of the SP II BID funds area allocated to “clean and safe” programs and related management and operation expenses. The balance of funds are used for “marketing and district identity” which entails communication

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outlets such a quarterly newsletter distributed to all assessed SP II BID stakeholders and a District website that announces important news, alerts, and issues for the use by and special benefit for assessed District stakeholders.

For assessed general commercial, retail, office, commercial parking, industrial and mixed-use parcel types within the SP II BID, each of these assessed parcels specially benefit from BID funded programs and services designed to increase commerce, commercial rental income and tenant occupancies. BID funded clean and safe programs are intended to enhance each assessed parcel by improving the safety and aesthetic appearance of entrances and perimeters of each assessed parcel for its business tenants, employees, customers, clients and visitors. The marketing and district identity programs provide important and beneficial information, alerts and news to property and business owners of each assessed parcel within the SP II BID via quarterly newsletters and an active and informative District website.

For assessed publicly owned parcels and facilities, each of these parcels specially benefit from BID funded programs and services from cleaner and safer facilities for their employees, students, visitors, vendors and other users of these public locations and facilities. In addition, the BID funded marketing and district identity benefit publicly owned parcels, except as noted herein, by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics.

For the few assessed mixed-use parcel types within the BID (all located on non-residentially zoned parcels), these parcels specially benefit from the clean and safe programs by improving the security and livability of tenants which may increase occupancies and rental income. In addition, marketing and district identity benefit these mixed-use parcel types by apprising owners and tenants of important District news, security issues and alerts and crime statistics.

Assessed commercial and industrial parcels that receive these programs, services and improvements may attract more customers, visitors, employees, tenants and investors as a result of these programs, services and improvements, thereby potentially increasing business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. These services are designed to improve commerce, security and aesthetic appeal for patrons, visitors and employees of assessed parcels within the SP II BID by reducing crime, litter and debris, all considered detractions to commerce, commercial occupancy rates and investment return if not contained and properly managed.

In the case of assessed publicly owned parcels, BID funded programs and services provide safer and enhanced facility entrances and perimeters for their employees, students, visitors, vendors and users of these public facilities.

Further, in the case of assessed mixed-use parcel types, BID funded programs and services improve the security and aesthetic appeal of each parcel entrances and perimeters for tenants and visitors, which, in turn, may increase occupancies and rental income.

These benefits are particular and distinct to each and every assessed parcel within the SP II BID and are not provided to non-assessed parcels outside of the District. These programs, services and improvements will only be provided to each

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individual assessed parcel within the PBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.. The City of Los Angeles does not provide these programs and services.

In the case of the SP II BID, the very nature of the purpose of this District is to fund supplemental programs, services and improvements to assessed parcels within the BID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the BID are for services, programs and improvements directly benefiting each individual assessed parcel within the BID. No BID funded services, activities or programs will be provided outside of the BID boundaries.

While every attempt is made to provide BID services and programs to confer benefits only to those identified assessed parcels within the BID, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or "spillover" onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business within the District or interest in the District itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 1-5% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, have used Method #3, the composite district overlay determinant method which will be used for the SP II BID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the District, general benefit to the public at large within the District and general benefit to parcels outside the District.

### **General Benefit – Assessed Parcels within District**

BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District parcels and are only provided for the special benefit to each and every assessed parcel within the District. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that 100% of benefits conferred on assessed parcels within the District are distinct and special and that there are 0% general benefits conferred on these parcels. This is because the BID funded programs and services are specially geared to the unique needs of each assessed parcel within the BID and are directed specially only to these assessed parcels within the BID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the District as determined by

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the special benefit assessment formula as it is applied to the unique and varying property characteristics unique to each assessed parcel.

### **General Benefit - Public At Large**

While the SP II BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District properties and are only provided for the special benefit to each and every assessed parcel within the District, these BID funded programs may also provide an incidental general benefit to the public at large within the District. Assessment Engineering experience in California has found that generally over 95% of people moving about within BID boundaries are engaged in business related to assessed parcels and businesses contained on them within the District, while the public at large “just passing through” is typically much less than 5%. Based on this experience curve and the focused nature of the proposed SP II BID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that a general benefit factor of 0.01 (1%) of BID funded special benefit program costs that might provide an immediate general benefit to the public at large will be applied to these applicable program costs in order to compute the dollar and percent value of general benefits to the public at large. It is the opinion of this Engineer that the programs that may provide immediate general benefits to the public at large are “Clean and Safe”. The dollar value of this general benefit type equates to \$1,948 as delineated in the chart below.

	A	B	C	D	E
Program Element	Dollar Allocation	% Allocation of Special Benefit Cost	General Benefit Factor	General Benefit Percent (B x C)	General Benefit Value (D x A)
Clean and Safe Services	\$295,190	66.00%	0.01	0.66%	\$1,948

### **General Benefits – Outside Parcels**

While District programs and services will not be provided directly to parcels outside the District boundaries, it is reasonable to conclude that District services may confer an indirect general benefit on parcels immediately adjacent to the District boundaries. An inventory of the District boundaries finds that the District is surrounded by 91 parcels, all of which are located within existing BIDs immediately adjacent to or across a street or alley from the SP II BID (40 parcels within the South Park BID, 4 parcels within the Downtown Center BID, 1 parcel within the Historic Core BID and 46 parcels within the Fashion District BID). It is noted that there are 3 non-identified (i.e. not assessed) publicly owned parcels within the proposed SP II BID. It is also noted that the area lying south of the southern boundary of the proposed SP II BID (south of 17<sup>th</sup> Street) is State owned right of way land for the elevated Santa Monica (10) Freeway. This area south of 17<sup>th</sup> Street is not subdivided into assessor parcels and is not included in the SP II BID. Please see pages 18-20 for more detailed discussion regarding assessments on publicly owned parcels within the proposed SP II BID.

The 91 parcels outside the District boundaries plus the 3 non-identified parcels within and immediately adjacent to assessed parcels within the District can reasonably be assumed to receive some indirect general benefit as a result of BID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 163 identified and assessed parcels within the

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District; a benefit factor of 0.10 be attributed to general benefits conferred on the 3 non-identified parcels within the proposed SP II BID; and, a benefit factor of 0.01 be attributed to general benefits conferred on the 91 parcels located in other existing BIDs immediately adjacent to or across the street from assessed parcels within the SP II BID. The cumulative dollar value of this general benefit type equates to \$3,320 (\$823 +\$2,497) as delineated in the chart below.

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified & assessed parcels in the District	163	1.00	163.00	99.2631%	\$447,258
Non-identified parcels within the District	3	0.10	0.30	0.1827%	\$823
Parcels outside the District in other BIDs	91	0.01	0.91	0.5542%	\$2,497
<b>TOTAL</b>			170.21	100.00%	\$450,578

### **Composite General Benefit**

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the District, the public at large and parcels outside the District equates to \$5,268 (\$1,948 + \$3,320 or (1.1641%). For the purposes of this benefit analysis, the 1.1641% general benefit value will be rounded up to 1.2% with a dollar value of \$5,432. This leaves a value of 98.8% assigned to special benefit related costs. The general benefit value of \$5,432 when added to the special benefit value of \$447,258 (Year 1 –2016 assessments) equates to a total Year 1 – 2016 program cost of \$452,690. Remaining costs that are attributed to general benefits, will need to be derived from other sources. A comparison of special and general benefit funding sources is shown on page 28, later in this Report.

### **BID Programs and Improvements**

The Proposed SP II BID provides the following Year 1 – 2016 special benefit services for each individual assessed parcel in the BID:

#### **Year 1 – 2016 District Special Benefit Cost Allocations (Assessment Revenue Only)**

Program/Service	YR 1 Budget Allocation	% of Total
Clean & Safe	\$295,190	66%
Administration & Management	\$111,815	25%
Marketing & District Identity	\$40,253	9%
<b>TOTAL</b>	<b>\$447,258</b>	<b>100%</b>

The projected program special benefit cost allocation for the 2 year BID term assuming a 5% maximum annual increase is as follows:

#### **2 Year Projected District Special Benefit Costs - Assessment Revenue Only (assumes 5% annual increase)**

Program/Service	2016	2017
Clean & Safe	\$295,190	\$309,950
Administration & Management	\$111,815	\$117,406
Marketing & District Identity	\$40,253	\$42,226
<b>TOTAL</b>	<b>\$447,258</b>	<b>\$469,622</b>

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As discussed earlier in this Report, the general benefits (i.e. benefits to the general public and surrounding parcels outside the District but not to the assessed parcels themselves) of the proposed improvements, activities and services represent 1.2% of the total benefits generated and, in turn, 1.2% of the costs of the BID funded improvements, activities and services provided. Thus, 1.2% of the total District costs will need to be funded by non-assessment revenue sources such as grants, donations, program income, etc. A delineation of both special and general benefit costs for each program element is shown in the table below:

**Total Year 1 (2016) & Year 2 (2017) - Special + General Benefit Costs**

Service	YR 1 - 2016 Assessment Costs	YR 1 - 2016 Non-Assessment Costs	YR 1 - 2016 Total Costs	% of Total
Clean and Safe	\$295,190	\$3,585	\$298,775	66%
Administration and Management	\$111,815	\$1,358	\$113,173	25%
Marketing and District Identity	\$40,253	\$489	\$40,742	9%
<b>Total</b>	<b>\$447,258</b>	<b>\$5,432</b>	<b>\$452,690</b>	<b>100%</b>
Service	YR 2 - 2017 Assessment Allocation	YR 2 - 2017 Non-Assessment Allocation	YR 2 - 2017 Total Allocation	% of Total
Clean and Safe	\$309,950	\$3,764	\$313,714	66%
Administration and Management	\$117,406	\$1,426	\$118,832	25%
Marketing and District Identity	\$42,266	\$513	\$42,779	9%
<b>Total</b>	<b>\$469,622</b>	<b>\$5,703</b>	<b>\$475,325</b>	<b>100%</b>

## WORK PLAN

### Overview

The property parcel types within the boundaries of the BID which will receive special benefits from BID funded programs and services are currently a mix of general commercial, retail, office, commercial parking, industrial, government, and a few mixed-use parcels with apartment units. Programs, services and improvements provided by the BID are primarily designed to provide special benefits as described below to identified assessed parcels and the array of parcel types within the boundaries of the District.

It is noted that over 90% of the SP II BID funds area allocated to “clean and safe” programs and related management and operation expenses. The balance of funds are used for “marketing and district identity” which entails communication outlets such a quarterly newsletter distributed to all assessed SP II BID stakeholders and a District website that announces important news, alerts, and issues for the use by and special benefit for assessed District stakeholders.

For general commercial, retail, office, commercial parking, industrial and mixed-use parcel types within the SP II BID, each of these parcel types and assessed parcels specially benefit from BID funded programs and services through potentially increased commerce, commercial rental income and commercial occupancies. BID funded clean and safe

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programs enhance each assessed parcel by improving the safety and aesthetic appearance of each assessed parcel entrance and perimeter for its business tenants, employees, customers, clients and visitors. The marketing and district identity programs provide important and beneficial information, alerts and news to property and business owners of each assessed parcel within the SP II BID via quarterly newsletters and an active and informative District website.

For assessed publicly owned parcels and facilities, each of these parcels specially benefit from BID funded programs and services from cleaner and safer facility entrances and perimeters for their employees, students, visitors, vendors and other users of these public locations and facilities. In addition, the BID funded marketing and district identity programs benefit publicly owned parcels, except as noted herein, by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics.

For the few assessed mixed-use parcel types within the BID (all located on non-residentially zoned parcels), these parcels specially benefit from the clean and safe programs by improving the security and livability of tenants, potentially increasing rental occupancies and increasing rental income. In addition, the marketing and district identity programs benefit these mixed-use parcel types by apprising owners and tenants of important District news, security issues and alerts and crime statistics.

The proposed SP II BID will provide the following programs and services for each individual parcel assessed in the BID:

1) Clean & Safe Services \$298,775 (special + general benefit costs)

“Clean Services” encompasses all sidewalk, curb and other right-of-way services for each assessed parcel in the District and includes: sweeping, litter removal, bulky item removal, enhanced emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. Clean services also includes the cost of equipment necessary to provide these services. Clean services may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the District (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.) Clean services may also include notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities.

Clean services will assist in enhancing the image of each individual assessed parcel in the BID. This activity is designed to increase vehicular and pedestrian traffic within the BID that will potentially increase commerce and customer activity, attract and retain new business and patrons for assessed parcels within the BID boundaries. This activity is intended to increase commercial rents and commercial occupancies. In the case of assessed publicly owned parcels, BID funded Clean services provide enhanced facility entrances and perimeters for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed mixed-use parcel types, BID funded programs and services improve the aesthetic appeal of each parcel for tenants and visitors which, in turn, may increase occupancies and rental income. Clean services will only be provided to and for the direct special benefit of each individual assessed parcel within the BID boundaries and none outside the BID area.

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“Safe” programs encompasses all patrol/ambassadorial services in the District and includes: personnel on foot, bike, or other vehicles (e.g. segways, trucks, etc.), ambassadors (specially trained personnel able to provide directions, transit information, business information, event information, social service referrals, etc.), emergency assistance, crowd control, crime prevention activities (e.g. Neighborhood Watch), escort services and distribution of special bulletins (e.g. street closures, emergency alerts.) Safe programs also includes the cost of equipment necessary to provide these services. To assist the Owners’ Association in budgeting and the deployment of resources, an incident-tracking software/database may be developed to track calls for clean and safe services. This data will help ensure that negative public safety trends are identified quickly and can be addressed effectively with the right deployment of resources. The database will be developed and expanded as funds are available to implement this goal.

Safe programs will assist in creating a safe and secure environment for each individual assessed parcel in the SP II BID. This activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, BID funded Safe programs and services provide safer and enhanced facility entrances and perimeters for their employees, students, visitors, vendors and users of these public facilities. Further, in the case of assessed mixed-use parcel types, BID funded Safe programs and services are designed to improve the security of entrances and perimeters of each parcel for tenants and visitors, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the Safe programs and services which will only be provided to, and for the direct benefit of, assessed parcel within the BID boundaries.

2) Administration & Management \$113,173 (special + general benefit costs)

Administration & Management includes activities such as: personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners' Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with District formation, as well as City and/or County fees associated with their oversight of the District and the Owners' Association's compliance with the terms of its contract with the City, and the implementation of the Management District Plan and the Engineer's Report.

This component is key to the proper expenditure of BID assessment funds and the administration of BID programs and activities that are intended to promote business within the BID boundaries through increased commerce and the attraction and retention of new business. The BID Administration and Management program exists only for the purposes of the BID and directly relates to the implementation of clean, safe, marketing and district identity programs, which specially benefit each individual assessed parcel within the BID boundaries.

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3) Marketing & District Identity \$40,742 (special + general benefit costs)

**“Marketing & District Identity”** includes activities such as: production of a quarterly (minimum frequency) newsletter that shall be distributed to all property owners in the District, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the District as a great place to live, work or visit through a website and/or social media. The District website and newsletter will target the ongoing informational needs of SP II BID property owners and tenants. To the extent that funds are available, it could also include additional efforts such as a District-wide marketing strategy, holiday lighting, street banners, way-finding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the District, its residents, businesses, services and amenities.

Assessed commercial parcels that receive these services may attract more customers, employees, tenants and investors as a result of positive communications between and among BID parcels that will result in an enhanced marketing image of the District. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return. In the case of publicly owned parcels that are assessed for these programs, BID funded marketing and district identity creates better informed public employees, students, visitors, vendors and users of these public facilities. Further, in the case of mixed-use parcel types, BID funded marketing and district identity creates better informed tenants, visitors and owners, which, in turn, enhance livability and may increase occupancies and rental income. The marketing and district identity program will only be provided to, and for the direct and special benefit of, each individual assessed parcel within the BID boundaries.

**Unique services for future residential condominiums:** Residential condominiums do not exist within the District today, however, it is anticipated that some properties could be developed with residential condominiums during the term of the District. Residential condominiums in the SPII BID require a higher level of service than other parcels in the District. Recordation of the tract maps and subsequent reassessment of parcels may or may not occur during the duration of this District, however, should they occur, residential condominiums shall receive enhanced services in addition to those received by other parcels in the District. These services correspond directly to the special assessments tied to these parcels, and to the assessment methodology outlined for residential condominium later in this Report. These enhanced services provided to residential condominium parcels include:

- 1) More frequent sidewalk, curb and gutter cleaning on the frontages adjacent to the residential condominium individually assessed parcels;
- 2) More frequent pressure washing/steam cleaning on the frontages adjacent to the residential condominium individually assessed parcels;
- 3) Enhanced patrols in the evening hours, weekends or holidays on the frontages adjacent to the residential condominium individually assessed parcels;
- 4) Installation and restocking of pet waste stations on the frontages adjacent to the residential condominium individually assessed parcels;

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- 5) Efforts to outreach, design and implement streetscape enhancements on the frontages adjacent to the residential condominium individually assessed parcels, pending the availability of sufficient funding;
- 6) Other services requested by the condominium owners that confer special benefit on the frontages adjacent to the residential condominium individually assessed parcels.

In summary, all of the above services, activities and improvements work together to provide a cleaner, safer and more marketable place for each assessed parcel in the district. The property parcel types within the boundaries of the BID which will receive special benefits from BID funded programs and services are currently a mix of general commercial, retail, office, commercial parking, industrial, government, and a few residential apartment buildings. Programs, services and improvements provided by the BID are primarily designed to provide special benefits as described above to identified assessed parcels and the array of parcel types within the boundaries of the District.

The BID funded programs and services are designed to specifically benefit identified assessed parcels within the BID boundaries. The proposed BID assessments will only be levied on identified parcels within the BID boundaries and assessment revenues will be spent to deliver services that only provide a direct and special benefit to assessed parcels and to improve the economic vitality of these parcels. Each assessed parcel within the SP II BID will proportionately and specially benefit from the BID funded supplemental clean and safe; administration and management; and, marketing and district identity). These services are designed to improve commerce, employment and livability for patrons, visitors, employees and residents of assessed parcels within the SP II BID by reducing crime, litter and debris, all considered detractions to visitors, commerce, occupancy rates and investment return if not contained and properly managed.

The Proposed SP II BID may increase the assessment for each individual parcel each year during the two year effective operating period, but in no event shall the assessment increase exceed 5% and must be approved by the Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. The accrued interest and delinquent payments will be expended within the budgeted categories. The Board of the Directors of the Owners Association of the proposed SP II BID shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The BID Director shall communicate the annual increase to the City of Los Angeles each year in which the BID operates at a time determined in the Administration Contract held between the Owners Association and the City of Los Angeles. Accrued interest and delinquent payments will be expended within the budget categories in the percentage amount indicated.

Assessments for the Fiscal Year beginning January 1, 2016 and assessments for subsequent fiscal years, through and including the Fiscal Year ending December 31, 2017 will be collected at the same time and in the same manner as ad valorum taxes paid to the County of Los Angeles. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year.

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Accordingly, the Owners’ Association shall have the right to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Accrued interest or delinquent payments may be expended in any budget category.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the tenth year of operation will be rolled over into the renewal budget or returned to stakeholders. Also, if the funds are available in the ninth year of operations, costs for renewal may be expended. If the District is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

**Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.**

Each identified parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed SP II BID (i.e. clean and safe; administration and management; and, marketing and district identity) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage within one benefit zone.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified parcel within the district as a whole. Larger parcels and ones with larger building areas and/or street frontages are expected to impact the demand for services and programs to a greater extent than smaller land and building areas and/or street frontages and thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program costs.

**Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”**

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would

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be possible through the proposed SP II BID, they are also considerably less than other options considered by the proposed SP II BID formation proponent group. The actual assessment rate for each parcel within the BID directly relate to the level of service and, in turn, special benefit to be provided based on the respective building area, land area and street frontage of each parcel.

**Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”**

There are 6 publicly owned parcels within the SP II BID of which 3 are identified as assessable and for which special benefit services will be provided. Of the 3 identified assessable parcels, 2 are owned by the City of Los Angeles and 1 by the Los Angeles Unified School District. There are special circumstances affecting the levy of BID assessments on certain publicly owned parcels as follows:

1. There is one LAUSD owned parcel within the SP II BID which covers an entire City block. LAUSD provides their own on-campus and perimeter security services with LAUSD Police personnel. No BID security services will be provided to LAUSD owned parcels. BID assessments for LAUSD owned parcels have been adjusted to reflect the actual BID funded services and corresponding special benefits that will be conferred on LAUSD parcels.
2. There are two US Federal government owned parcels within the SP II BID. These parcels have a combined 174 linear feet of street frontage. The US Attorney General has declared that US Federal government owned parcels are exempt from local property assessments pursuant to the Supremacy Clause of the US Constitution. Proposition 218 does not allow parcels within a District to be assessed more than their respective proportionate amount of special benefit conferred on that parcel. As such, BID funded services cannot be provided for the special benefit of parcels from which assessments cannot be levied or collected. Due to the Federal ruling on assessment exemption for Federal owned parcels, the SP II BID will provide no BID funded services and programs that would specially benefit these particular US Federal government owned parcels. The BID assessment amounts will be set at \$0 for these two Federal government owned parcels.
3. There is one State of California owned parcel within the SP II BID. This parcel covers an entire City block and has 1,010 linear feet of street frontage. The State of California operates and provides full on-site and perimeter security and streetscape services for this State owned parcel similar to those services provided by the SP II BID. It is the opinion of this Engineer that this State owned parcel would receive no special benefits from duplicate clean and safe BID funded services. Further, it is the opinion of this Engineer that no special benefits will be conferred on this State owned parcel from BID funded administration and management, marketing and district identity. The SP II BID will not interact administratively with this parcel or its owner or employees in any manner nor include it in any BID communications such as newsletter distribution or list its presence or any matters or activities pertaining to this parcel on the District’s website. As such, the SP II BID will provide no

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BID funded services and programs that would specially benefit this particular State owned parcel and the BID assessment amount will be set at \$0.

4. There are two parcels and facilities owned by the City of Los Angeles within the proposed BID – one is a City Public Works Office building and the other is a Fire Station. The Public Works office building does have some commercial space in this facility rented to private commercial businesses with public access. It is the opinion of this Engineer that this parcel will specially benefit from all BID funded programs, services and improvements, including marketing and district identity and will be assessed at the same rates and methodology as commercial parcels in the District. It is the opinion of this Engineer, however, that the City owned Fire Station will NOT specially benefit from the BID funded marketing and district identity programs, but will specially benefit from clean and safe programs and related management. As such, the assessment levied on this Fire Station parcel will coincide with this parcel’s proportionate share of clean, safe and administrative costs.

BID clean and safe services will be provided directly to the 3 identified assessable publicly owned parcels to the same extent as privately owned parcels, except as noted above for LAUSD parcel. Publicly owned parcels and facilities are also included in marketing and district identity tools such as the quarterly newsletter and the District website, except as noted herein. In the opinion of this Engineer with over 30 years of professional assessment engineering experience and based on the nature of the services funded and provided by the SP II BID (over 90% allocated to "clean and safe" and related administration), identified assessable publicly owned parcels and facilities that are located within the SP II BID, will receive proportionate special benefits from direct and tangible BID services similar to privately owned parcels, except as noted herein, and will be proportionately assessed.

Each identified and assessable publicly owned parcel and facility within the SP II BID will proportionately benefit from the BID funded supplemental clean and safe newsletter, website and administration and management, except as noted herein. For identified assessable publicly owned parcels and facilities, each of these parcels specially benefit from BID funded programs and services from cleaner and safer facility entrances and perimeters for their employees, students, visitors, vendors and other users of these public locations and facilities. In addition, the BID funded marketing and district identity programs benefit publicly owned parcels, except as noted herein, by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics. These services improve the safety and cleanliness for visitors, their employees and users of public facilities on publicly owned parcels within the SP II BID by reducing crime, litter and debris, all considered detractions to employment, visitation and use of public facilities if not contained and properly managed.

There is no compelling evidence that these identified assessable publicly owned parcels and facilities would not benefit equally to privately owned parcels and, thus, will be assessed in the same manner as privately owned parcels in the BID except as noted above for the LAUSD parcel and the City Fire Station parcel. All current publicly owned parcels within the SP II BID are shown in the following chart:

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### **Publicly Owned Parcels Within the SP II BID**

APN	Parcel Address	Property Owner	Use	Parcel Assessment	% of Total
5133003902	1404 S HILL ST	STATE OF CALIFORNIA	STATE OFFICES	\$0.00	0.00%
5134022902	1646 S OLIVE ST	LA UNIFIED SCHOOL DISTRICT	ADULT SCHOOL	\$7,728.13	1.73%
5139019900	1150 S HILL ST	LA CITY	PUBLIC WORKS BLDG	\$19,175.32	4.29%
5134025900	1343 S OLIVE ST	LA CITY	FIRE STATION #10	\$2,188.26	0.49%
5139011900	1043 S HILL ST	US GOVERNMENT	FED OFFICES	\$0.00	0.00%
5139011901	1031 S HILL ST	US GOVERNMENT	FED OFFICES	\$0.00	0.00%
<b>TOTAL</b>				<b>\$29,091.71</b>	<b>6.51%</b>

**Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.**

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed SP II BID.

**Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”**

The individual and total parcel assessments attributable to special property benefits are shown on Appendix 1 to the Management District Plan and this Report. The proposed District and resultant assessment payments will continue for 2 years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage. There is a single benefit zone.

### **Assessment Formula Methodology**

#### **Step 1. Select “Basic Benefit Unit(s)”**

The method used to determine special benefits derived by each identified property within a BID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the SP II BID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, parcel types, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the BID in order to determine any levels of different benefit that may apply on a parcel-by-

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parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, District administration and ancillary program costs, are estimated. It is noted, as stipulated in Proposition 218, and now required of all property based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the District properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Proposition 218 no longer automatically exempts government owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments.

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the BID.

The method and basis of spreading program costs varies from one BID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the District. BIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed SP II BID (i.e. clean and safe; administration and management; and, marketing and district identity) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage within one benefit zone.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), and street frontage (Benefit Unit “C”). Based on the shape of the proposed SP II

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BID, as well as the nature of the District program elements, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage within one benefit zone. It is noted that, while there are not currently any residential condominium units within the proposed SP II BID, several such developments are proposed in the future. Residential condominiums will be assessed based solely on the internal building pad square footage (Benefit Unit “D”) of each unit.

For commercial, industrial, government and mixed-use apartment parcel types, the interactive application of building and land areas and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of BID funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from BID funded activities.

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on BID funded activities such as clean services, security, marketing and management. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 20% of the total BID revenue.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on BID funded activities such as clean services, security, marketing and management. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 20% of the total BID revenue.

Street Frontage is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on BID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 60% of the total BID revenue.

### **Special Assessment Circumstances**

#### Mixed-Use

There are a few parcels within the BID that are developed with mixed-use commercial and residential apartment units. Each of these parcels is located on commercial corridors and surrounded by commercial parcel types. These parcels specially benefit from the clean and safe programs by improving the security and livability of tenants, which may increase occupancies and rental income. In addition, the marketing and district identity benefit these parcel types by apprising owners and tenants of important District news, security issues and alerts and crime statistics.

It is noted that such developments of 5 or more residential units on a single parcel are considered commercial enterprises and are required to maintain business licenses and pay related taxes. It is the opinion of this Engineer that these parcels with 5 or more residential units be assessed in the same manner as other commercial parcel types and at the same rates based on building area, land area and street frontage in that such parcels will receive proportionate special benefits based

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on the same property characteristics as other commercial parcel types.

### **Residential Condominiums**

For residential condominiums, the application of internal building pad area is a proven method of fairly and equitably assigning special benefit costs to these unique beneficiaries of BID funded services, programs and improvements. It is not practical to assess based on land area and/or street frontage since many units have no direct frontage and upper floor units have no direct land area. This factor, internal building pad area, directly relates to the proportional special benefit each assessed residential condominium parcel will receive from BID funded activities.

All residential condominium parcels will be individually assessed based upon their verifiable internal building pad square foot size per condo and their assessments will fund special benefit services that are delivered directly adjacent to the individually assessed parcels where they are located. Currently, no residential condominiums exist in the District. Should condominiums be created during the life of the District, the special services to be provided to these parcels are described in more detail earlier in this Report in the Work Plan section.

Residential condo parcels are assessed differently than multi-unit, for-rent apartment buildings, due to the frequency of special benefit services required by each parcel. The residential condo parcels will receive the highest frequency of clean and safe services and will be the only parcels to receive enhanced services described in the Work Plan section of this Report. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have a business relationship. Multi-unit apartment buildings are required to have a business license to operate in the City of Los Angeles and these residential apartment buildings can be bought or sold just as commercial buildings can be bought and sold. In addition, apartment tenants can be evicted by a property owner, something that sets them apart from residential condo unit parcels. Their stake, and therefore their special benefit, are of a different nature and is very similar to a commercial property owner and a tenant.

Furthermore, distinctions between residential tenants and residential condominium owners, and their relationship to the assessment methodology and the special benefits they will receive, are as follows:

- 1) Distinctions between residential owners and tenants are codified in the California Civil Codes, Davis Sterling Act. This piece of legislation creates an entire set of rules and regulations on how residential condo owners have obligations based upon their "separate interests." Tenants have no such rights;
- 2) Multi-unit apartment buildings are commercial properties in which the tenant and landlord have a business relationship. These buildings are required to have a business license to operate in the City of Los Angeles and the buildings can be bought or sold just as commercial buildings can be bought and sold. The tenant's investment in his dwelling place is of a very different nature than a condominium owner. It is very similar to the relationship between a commercial property owner and a tenant;
- 3) Los Angeles recognizes the distinction between the rights of tenants and owners by having tenant eviction laws;
- 4) In practice, residential owners demonstrate greater concern and are more forceful in advocating for resolution to

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the quality-of-life issues and nuisance activities that the proposed District will address;

- 5) The state constitution requires that property assessment districts "confer special benefits to real property owners." Residential owners are "real property owners" and have the right to vote in a 218 hearing while tenants do not have that right;
- 6) Residential owners have legal rights to have pets, which impact their neighborhood; tenants have no such legal entitlements. These individually assessed residential parcels require special and enhanced services to accommodate their pets;
- 7) Residential owners are required by law to pay into and participate in a legally established Homeowners Association to oversee the maintenance of the building. They are required to monitor the impact of negative uses on that property and oversee the overall maintenance of their property. Residential tenants have no such legal obligation or requirement to oversee and maintain the property;
- 8) Permanent land use changes will affect residential owners to a much greater extent than tenants due to the fact that those land use changes may specifically benefit or harm their individually assessed parcels. Tenants have no such stake in those land use changes;
- 9) District outreach and advocacy in relation to community planning, land use, infrastructure and related issues and activities represent a special benefit that is conferred on all individual parcel owners including residential owners. No such special benefits are conferred upon residential tenants.

The assessment methodology has been written to confer additional special benefits to these residential condo parcels, as compared to residential tenants, since these owners have higher expectations of special benefits and services than do apartment tenants. The residential condos' special assessment methodology ensures that higher levels of special benefit services are directly applied and proportional to the parcels that demand the highest special benefit services. Similar to the BID's benefit in providing commercial property owners higher rent benefits due to the improvements in the District, residential condo owners will derive enhanced benefits from their ownership in the form of investment return, that they will derive from the special benefits funded by the BID. Residential tenants derive no such benefit.

### **Mixed-Use Rental Developments (Future)**

All commercial and residential components of mixed-use rental space developments shall be assessed at the full rate for building area, land area and street frontage.

### **Commercial and Mixed-Use Condominiums**

While there are no current commercial or mixed-use condominiums within the SP II BID, such units, if and when built, shall be assessed based on actual land area covered, condo building pad area and direct street frontage for each unit. Because such parcel types are typically developed as part of a multi-floor mixed-use complex, special methodologies are needed to address the levy of assessments on such parcel types as follows:

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### Multi-Floor Commercial Only Condominiums

- Building pad area assessed at respective building area rate
- Land assessed at land area rate but pro-rated for each unit relative to total building area
- Frontage assessed at frontage rate but pro-rated relative to total building area

### Multi-Floor Mixed-Use Condominiums

- Commercial condo building pad area assessed at respective commercial building area rate
- Residential condo units shall be assessed at the rate of 30 cents per square foot of building pad area
- Land assessed at land area rate (assessed on 1st floor comm. condos for land area covered)
- Frontage assessed at frontage rate (assessed on 1st floor comm. condos for actual street frontage)

### Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may change for any given parcel if such a change is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

### **Step 2. Quantify Total Basic Benefit Units**

Taking into account all identified benefiting properties and their respective assessable benefit units, there are 3,954,526 assessable Benefit Units A (building area), 2,022,957 assessable Benefit Units B (land area), 26,748 assessable Benefit Units C (street frontage) and 0 assessable Benefit Units D (residential condominium building pad area). The assessable benefit unit quantities for the proposed SP II BID are shown in the table below:

#### **Benefit Unit Quantities for YR 1 - 2016**

FORMULA FACTOR	ASSESSABLE QUANTITY
Building Area Sq Ft (Unit A)	3,954,526
Land Area Sq Ft (Unit B)	2,022,957
Street Frontage (Unit C)	26,748
Residential Condominium Building Pad Area (Unit D)	0

### **Step 3. Calculate Benefit Units for Each Property.**

The number of Benefit Units for each identified benefiting parcel within the proposed SP II BID was computed from data extracted from County Assessor records and maps. These data sources delineate current parcel types, building areas, property areas and dimensions of record for each parcel. While it is understood that this data does not represent legal field

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survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property based assessments. All respective property data being used for assessment computations will be provided to each property owner in the BID for their review. All known or reported discrepancies, errors or misinformation will be corrected.

### **Step 4. Determine Assessment Formula**

In the opinion of this Engineer, the assessment formula for the proposed SP II BID is as follows:

Assessment = Building Area (Unit A) Sq Ft x Unit A Rate, plus  
Land Area (Unit B) Sq Ft x Unit B Rate, plus  
Street Frontage (Unit C) Lin Ft x Unit C Rate, plus

It is noted that any future residential condominiums shall be assessed as follows:

Assessment = Building Pad Area (Unit D) Sq ft x Unit D Rate

The assessment revenue is targeted for each Unit factor (i.e. building, land and street frontage) to generate approximately 20% for building area (22.104287% when adjusted which produces \$98,863.16), 20% for land area (18.092089% when adjusted which produces \$80,918.29) and 60% for street frontage (59.803623% when adjusted which produces \$267,476.40). It is noted that the assessment rates being applied to parcels in the proposed SP II BID were set during the initial property data collection period. Several bits of property related data have subsequently been re-checked, refined and adjusted, thus slightly altering the broad targeted revenues for each assessment formula element.

### **Computing Assessment Formula Unit Rates**

#### **Building Area Rate (Unit A)**

$(\$447,257.85 \times 22.104287\%) / 3,954,526 \text{ assessable building units}$  = \$0.025/sq ft building area

#### **Land Area Rate (Unit B)**

$(\$447,257.85 \times 18.092089\%) / 2,022,957 \text{ assessable land units}$  = \$0.04/sq ft land area

#### **Street Frontage Rate (Unit C)**

$(\$447,257.85 \times 59.803623\%) / 26,748 \text{ assessable frontage units}$  = \$10.00/linear ft street frontage

#### **Future Residential Condominium Rate (Unit D)**

= \$0.30/sq ft building pad area

## SOUTH PARK II BID – ENGINEER’S REPORT

### YEAR 1 –2016 ASSESSMENT RATE CHART

ASSESSMENT FACTOR	YR 1 - 2016 ASSMT RATES
BLDG AREA RATE (\$/SQ FT)	\$0.025
LAND AREA RATE (\$/SQ FT)	\$0.04
STREET FRONTAGE RATE (\$/LF)	\$10.00
RESID CONDOMINIUM RATE (\$/SQ FT)	\$0.30

### SAMPLE YEAR 1 – 2016 ASSESSMENT CALCULATIONS:

Assume a 2,700 SF building on a 5,000 SF lot with 150 linear feet of street frontage. The annual assessment would be calculated as follows:

2,700 x \$0.025/square foot of building	=	\$ 67.50
5,000 x \$0.04/square foot of land	=	\$ 200.00
150 x \$10/linear foot of street frontage	=	<u>\$1,500.00</u>
TOTAL ASSESSMENT	=	\$1,767.50

**Residential Condominium Parcel Assessments:** Residential condominium individually assessed parcels in the District shall be assessed at a rate of \$0.30 per square foot of internal building pad area. Land and street frontage shall not be assessed.

#### Residential condominium example:

Assume a 900 SF residential condominium unit. The annual assessment would be calculated as follows:

900 x \$0.30 / square foot of building pad area)	=	<u>\$270.00</u>
TOTAL ASSESSMENT	=	\$270.00

### Step 5. Estimate Total District Costs

The total projected 2 year District costs for 2016 – 2017 of the BID are shown below in the table below assuming a maximum 5% increase per year.

#### 2 Year Projected District Special Benefit Costs (assumes 5% annual increase)

Program/Service	2016	2017
Clean & Safe	\$295,190	\$309,950
Administration & Management	\$111,815	\$117,406
Marketing & District Identity	\$40,253	\$42,266
<b>TOTAL</b>	<b>\$447,258</b>	<b>\$469,622</b>

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### **Step 6. Separate General Benefits from Special Benefits and Related Costs (Prop 218)**

Total Year 1 – 2016 costs are estimated at \$447,258 (see Table 3 below). General benefits are factored at 1.2% of total (see Finding 2 on page 11 of this report) with special benefits set at 98.8%. Prop 218 limits the levy of property assessments to costs attributed to special benefits only. The 1.2% general benefit cost is computed to be \$5,432 with a resultant 98.8% special benefit limit computed at \$447,258. *This is the maximum amount of revenue that can be derived from property assessments from the subject BID.*

#### **Total Year 1 (2016) & Year 2 (2017) - Special + General Benefit Costs**

Service	YR 1 - 2016 Assessment Costs	YR 1 - 2016 Non-Assessment Costs	YR 1 - 2016 Total Costs	% of Total
Clean and Safe	\$295,190	\$3,585	\$298,775	66%
Administration and Management	\$111,815	\$1,358	\$113,173	25%
Marketing and District Identity	\$40,253	\$489	\$40,742	9%
<b>Total</b>	<b>\$447,258</b>	<b>\$5,432</b>	<b>\$452,690</b>	<b>100%</b>
Service	YR 2 - 2017 Assessment Allocation	YR 2 - 2017 Non-Assessment Allocation	YR 2 - 2017 Total Allocation	% of Total
Clean and Safe	\$309,950	\$3,764	\$313,714	66%
Administration and Management	\$117,406	\$1,426	\$118,832	25%
Marketing and District Identity	\$42,266	\$513	\$42,779	9%
<b>Total</b>	<b>\$469,622</b>	<b>\$5,703</b>	<b>\$475,325</b>	<b>100%</b>

All program costs associated with general benefits will be derived from sources other than BID assessments. Sample “other” revenue sources are shown in the table below.

#### **Special and General Benefit Revenue Sources**

Revenue Source	Revenue
BID Assessments	\$447,258
Other estimated grants, sponsors, program income, etc	\$5,432

### **Step 7. Calculate “Basic Unit Cost”**

With a YR 1 - 2016 assessment revenue portion of the budget set at \$447,258 (special benefit only), the Basic Unit Costs are shown above in Step 4. Since the BID is being proposed for a 2 year term, maximum assessments for future years (2017) must be set at the inception of the proposed BID. An annual inflationary assessment rate increase of up to 5% may be imposed for future year assessments, on approval by the BID Property Owner’s Association. The maximum assessment

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rates for the 2 year proposed BID term of 2016-2017 are shown in the table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed BID term (2016-2017).

### **YR 1-2 (2016 & 2017) Maximum Assessment Rates (assumes 5% annual increase from Yr 1 Rates)**

ASSESSMENT FACTOR	YR 1 - 2016 ASSMT RATES	YR 2 - 2017 ASSMT RATES
BLDG AREA RATE (\$/SQ FT)	\$0.025	\$0.02625
LAND AREA RATE (\$/SQ FT)	\$0.04	\$0.042
STREET FRONTAGE RATE (\$/LF)	\$10.00	\$10.50
RESID CONDOMINIUM RATE (\$/SQ FT)	\$0.30	\$0.315

### **Step 8. Spread the Assessments**

The resultant assessment spread calculation results for each parcel within the BID are shown in the Management District Plan and were determined by applying the District assessment formula to each identified benefiting property.

### **Miscellaneous District Provisions**

#### **Time and manner of collecting assessments:**

The District assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. If necessary, a manual billing may be prepared by the City of Los Angeles in lieu of the assessment’s inclusion on the Assessor’s property tax bills. Manual billing is not anticipated for the District.

#### **Bonds:**

No bonds are to be issued in conjunction with this proposed BID.

#### **Implementation Timeline:**

In accordance with State law, the District will have a two-year operational term from January 1, 2016 to December 31, 2017. The BID operation is expected to begin services on or shortly after January 1, 2016. If the District is not renewed, services will end on December 31, 2017.

# APPENDIX 1

## YR 1 - 2016 ASSESSMENT ROLL

**SOUTH PARK II BID – ENGINEER’S REPORT**

APN	Site Address Number	Site Address Direction	Site Address Street Name	2016 Assessment	% Ownership
5133001001	1301	S	BROADWAY	\$2,079.22	0.465%
5133001002	NONE	NONE	NONE	\$800.81	0.179%
5133001003	152	W	PICO BLVD	\$2,313.89	0.517%
5133001004	1308	S	HILL ST	\$2,940.54	0.657%
5133001009	1331	S	BROADWAY	\$1,466.40	0.328%
5133001014	NONE	NONE	NONE	\$1,489.29	0.333%
5133001015	1318, 1322	S	HILL ST	\$4,593.35	1.027%
5133002001	1340	S	HILL ST	\$3,143.70	0.703%
5133002004	1365	S	BROADWAY	\$3,768.16	0.843%
5133002005	149	W	14TH ST	\$729.00	0.163%
5133002006	1350	S	HILL ST	\$742.56	0.166%
5133002007	1354	S	HILL ST	\$2,836.24	0.634%
5133002010	1349	S	BROADWAY	\$3,049.90	0.682%
5133003902	1404	S	HILL ST	\$0.00	0.000%
5133004001	1525	S	BROADWAY	\$15,463.98	3.458%
5133005006	144		VENICE BLVD	\$661.16	0.148%
5133005007	151	W	17TH ST	\$939.16	0.210%
5133005008	152	W	VENICE BLVD	\$939.68	0.210%
5133005009	1618	S	HILL ST	\$2,834.96	0.634%
5133005010	1600	S	HILL ST	\$2,708.41	0.606%
5133005016	1615	S	BROADWAY	\$2,607.60	0.583%
5133005017	1615	S	BROADWAY	\$2,360.90	0.528%
5133005018	1615	S	BROADWAY	\$928.10	0.208%
5133006005	1616	S	BROADWAY	\$4,320.91	0.966%
5133006006	1600	S	BROADWAY	\$4,274.60	0.956%
5133007006	115		VENICE BLVD	\$907.80	0.203%
5133007007	1516	S	BROADWAY	\$3,093.20	0.692%
5133007008	1500	S	BROADWAY	\$4,125.42	0.922%
5133008005	116	W	14TH ST	\$754.80	0.169%
5133008006	120	W	14TH ST	\$754.80	0.169%
5133008007	1400	S	BROADWAY	\$1,825.33	0.408%
5133008008	1421	S	MAIN ST	\$900.98	0.201%
5133008010	1426	S	BROADWAY	\$1,854.60	0.415%
5133008011	121	W	15TH ST	\$894.16	0.200%
5133009001	1350	S	BROADWAY	\$1,685.81	0.377%
5133009002	110	W	14TH PL	\$1,312.00	0.293%
5133009008	1360	S	BROADWAY	\$3,492.07	0.781%
5133010008	1326	S	BROADWAY	\$1,064.67	0.238%
5133010014	1330	S	BROADWAY	\$1,999.60	0.447%
5133010017	124	W	PICO BLVD	\$3,560.65	0.796%
5134022902	NONE	NONE	NONE	\$7,728.13	1.728%
5134024001	208	W	14TH ST	\$2,471.60	0.553%
5134024002	1411	S	HILL ST	\$849.60	0.190%
5134024003	1415	S	HILL ST	\$852.30	0.191%
5134024004	1421	S	HILL ST	\$2,072.60	0.463%
5134024005	215	W	15TH ST	\$890.00	0.199%

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5134024006	214	W	14TH ST	\$890.00	0.199%
5134024008	218	W	14TH ST	\$890.00	0.199%
5134024010	1404	S	OLIVE ST	\$1,526.00	0.341%
5134024013	1410	S	OLIVE ST	\$2,327.60	0.520%
5134025001	200	W	PICO BLVD	\$2,663.76	0.596%
5134025002	212	W	PICO BLVD	\$974.70	0.218%
5134025003	222	W	PICO BLVD	\$1,932.45	0.432%
5134025004	1312	S	OLIVE ST	\$890.00	0.199%
5134025005	1311	S	HILL ST	\$812.00	0.182%
5134025008	1321	S	HILL ST	\$887.00	0.198%
5134025009	1326	S	OLIVE ST	\$841.65	0.188%
5134025010	1327	S	HILL ST	\$709.64	0.159%
5134025011	1330	S	OLIVE ST	\$1,320.93	0.295%
5134025012	1333	S	HILL ST	\$805.75	0.180%
5134025013	1336	S	OLIVE ST	\$815.00	0.182%
5134025014	1335	S	HILL ST	\$635.54	0.142%
5134025015	1340	S	OLIVE ST	\$890.00	0.199%
5134025016	1343	S	HILL ST	\$1,122.59	0.251%
5134025017	1346	S	OLIVE ST	\$740.00	0.165%
5134025018	1347	S	HILL ST	\$766.00	0.171%
5134025019	1352	S	OLIVE ST	\$696.00	0.156%
5134025020	1355	S	HILL ST	\$1,131.60	0.253%
5134025021	1354	S	OLIVE ST	\$1,567.86	0.351%
5134025022	215	W	14TH ST	\$787.26	0.176%
5134025023	1359	S	HILL ST	\$712.00	0.159%
5134025024	211	W	14TH ST	\$1,456.60	0.326%
5134025025	1318	S	OLIVE ST	\$2,552.00	0.571%
5134025026	318	W	PICO BLVD	\$2,679.20	0.599%
5134025027	312	W	PICO BLVD	\$1,399.20	0.313%
5134025028	1301	S	OLIVE ST	\$1,923.33	0.430%
5134025029	1320		MARGO ST	\$1,340.00	0.300%
5134025030	1325	S	OLIVE ST	\$674.44	0.151%
5134025031	1327	S	OLIVE ST	\$1,672.31	0.374%
5134025032	1330		MARGO ST	\$1,480.00	0.331%
5134025033	1342		MARGO ST	\$740.00	0.165%
5134025034	1346		MARGO ST	\$740.00	0.165%
5134025035	1347	S	OLIVE ST	\$700.00	0.157%
5134025036	1350		MARGO ST	\$885.00	0.198%
5134025037	1351	S	OLIVE ST	\$940.00	0.210%
5134025038	1354		MARGO ST	\$862.50	0.193%
5134025040	1361	S	OLIVE ST	\$1,767.48	0.395%
5134025041	315	W	14TH ST	\$1,640.40	0.367%
5134025051	1317	S	OLIVE ST	\$1,674.01	0.374%
5134025053	1361	S	OLIVE ST	\$402.30	0.090%
5134025900	1343	S	OLIVE ST	\$2,188.26	0.489%
5139009016	1001	S	OLIVE ST	\$6,304.46	1.410%
5139009015	414	W	OLYMPIC BLVD	\$8,541.90	1.910%
5139010001	1057	S	OLIVE ST	\$2,525.04	0.565%
5139010002	1041	S	OLIVE ST	\$971.47	0.217%
5139010008	1033	S	OLIVE ST	\$952.22	0.213%

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5139010010	1045	S	OLIVE ST	\$992.10	0.222%
5139010011	1053	S	OLIVE ST	\$985.97	0.220%
5139011001	209	W	11TH ST	\$1,780.40	0.398%
5139011002	1053	S	HILL ST	\$665.38	0.149%
5139011009	1060	S	OLIVE ST	\$2,267.95	0.507%
5139011010	1052	S	OLIVE ST	\$869.41	0.194%
5139011011	1046	S	OLIVE ST	\$3,163.11	0.707%
5139011014	1037	S	HILL ST	\$2,530.60	0.566%
5139011016	217	W	11TH ST	\$1,637.70	0.366%
5139011900	1043	S	HILL ST	\$0.00	0.000%
5139011901	1031	S	HILL ST	\$0.00	0.000%
5139012001	1001	S	HILL ST	\$3,375.03	0.755%
5139012002	1017	S	HILL ST	\$798.00	0.178%
5139012003	1017	S	HILL ST	\$845.88	0.189%
5139012004	1021	S	HILL ST	\$718.20	0.161%
5139012005	NONE	NONE	NONE	\$798.00	0.178%
5139012010	1012	S	OLIVE ST	\$995.30	0.223%
5139012013	1000	S	OLIVE ST	\$2,527.25	0.565%
5139012014	1006	S	OLIVE ST	\$993.10	0.222%
5139012015	1020	S	OLIVE ST	\$7,700.08	1.722%
5139013003	220	W	OLYMPIC BLVD	\$800.00	0.179%
5139013004	224	W	OLYMPIC BLVD	\$800.00	0.179%
5139013005	1018	S	HILL ST	\$788.00	0.176%
5139013006	1022	S	HILL ST	\$789.20	0.176%
5139013008	1036	S	HILL ST	\$2,094.53	0.468%
5139013015	1010	S	HILL ST	\$2,217.20	0.496%
5139013017	1024	S	HILL ST	\$788.00	0.176%
5139013018	1030	S	HILL ST	\$788.00	0.176%
5139013019	1050	S	HILL ST	\$2,333.13	0.522%
5139013021	1060	S	HILL ST	\$2,278.55	0.509%
5139017001	1100	S	BROADWAY	\$4,818.63	1.077%
5139017002	1108	S	BROADWAY	\$721.36	0.161%
5139017008	1138	S	BROADWAY	\$849.14	0.190%
5139017009	1140	S	BROADWAY	\$730.48	0.163%
5139017010	1144	S	BROADWAY	\$608.30	0.136%
5139017011	1148	S	BROADWAY	\$372.57	0.083%
5139017012	NONE	NONE	NONE	\$734.12	0.164%
5139017013	1158	S	BROADWAY	\$735.95	0.165%
5139017014	1168	S	BROADWAY	\$2,263.65	0.506%
5139017025	1120	S	BROADWAY	\$1,626.36	0.364%
5139017026	1126	S	BROADWAY	\$726.81	0.163%
5139019011	1124	S	OLIVE ST	\$1,125.44	0.252%
5139019015	218	W	11TH ST	\$473.60	0.106%
5139019022	1101	S	HILL ST	\$6,476.87	1.448%
5139019029	1121	S	HILL ST	\$802.19	0.179%
5139019034	1108	S	HILL ST	\$6,580.43	1.471%
5139019035	1111	S	BROADWAY	\$9,083.48	2.031%
5139019036	1127	S	HILL ST	\$1,760.84	0.394%
5139019038	1149	S	HILL ST	\$37,926.39	8.480%
5139019040	1100	S	OLIVE ST	\$4,813.20	1.076%

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5139019900	1150	S	HILL ST	\$19,175.32	4.287%
5139020006	1119	S	OLIVE ST	\$1,337.10	0.299%
5139020007	1117	S	OLIVE ST	\$740.51	0.166%
5139020021	1143	S	OLIVE ST	\$8,289.11	1.853%
5139020022	1155	S	OLIVE ST	\$3,430.65	0.767%
5139020025	1105	S	OLIVE ST	\$3,592.28	0.803%
5139023009	1205	S	OLIVE ST	\$928.75	0.208%
5139023010	1201	S	OLIVE ST	\$2,485.44	0.556%
5139023038	309	W	PICO BLVD	\$7,278.00	1.627%
5139024017	1211	S	HILL ST	\$7,991.80	1.787%
5139024007	1200	S	OLIVE ST	\$5,367.90	1.200%
5139024008	1220	S	OLIVE ST	\$1,269.50	0.284%
5139024013	1201	S	HILL ST	\$3,482.77	0.779%
5139024016	1226	S	OLIVE ST	\$4,736.40	1.059%
5139025002	1240	S	HILL ST	\$2,393.98	0.535%
5139025028	137	W	12TH ST	\$44,663.32	9.986%
5139026004	1220	S	BROADWAY	\$1,159.84	0.259%
5139026007	117	W	PICO BLVD	\$914.50	0.204%
5139026008	1250	S	BROADWAY	\$2,247.45	0.502%
5139026011	1201	S	MAIN ST	\$9,793.34	2.190%

## APPENDIX 2

# SOUTH PARK II BID BOUNDARY MAP

**SOUTH PARK II BID – ENGINEER’S REPORT**

**Proposed South Park II BID**

City of Los Angeles

